



**GRASSROOTS**  
REALTY GROUP

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**275 Waterford Heights  
Chestermere, Alberta**

**MLS # A2276682**



**\$579,900**

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,599 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to this beautiful home, a thoughtfully designed and beautifully finished home located at **275 Waterford Heights** in the sought-after community of **Waterford, Chestermere**. This **1,598 sq. ft.** residence offers **3 bedrooms, 2.5 bathrooms**, and a **rear concrete parking pad**, blending style, comfort, and functionality. Step inside to find **9-foot ceilings on the main level**, **8-foot doors throughout**, and **engineered hardwood flooring**, all complemented by **abundant natural light** from added side windows. The main floor is both spacious and versatile, featuring a **flex room**, a **bright great room with an electric fireplace**, and a **modern kitchen** equipped with **quartz countertops**, a **Microwave hood fan**, and **stainless steel appliances**. Upstairs, the **primary bedroom** offers a **walk-in closet** and a **luxurious ensuite** with **dual vanities**. Two additional bedrooms, a **full bathroom**, and **convenient upper-floor laundry** complete the upper level. Enjoy outdoor living on the **treated wood deck**, perfect for relaxing or entertaining. Additional features include a **side entrance to the basement**, ideal for future development, and an **excellent location** close to **parks, schools, and everyday amenities**. **GST Rebate Opportunity for First-Time Buyers!** Eligible first-time buyers may qualify for the **Government of Canada GST Rebate**, potentially saving **up to \$50,000** on a new home. Buyers must be **18 years or older**, a **Canadian citizen or permanent resident**, and must **not have owned or lived in a home** (owned by you or your spouse/common-law partner) within the past **four years**. Homes **under contract after May 27, 2025**, may qualify. **Terms and conditions apply as per CRA guidelines.** This **brand-new, move-in-ready home** showcases exceptional craftsmanship and modern

design. **\*\*Book your private showing today!\*\***

colours, finishes, and features may differ.

Some photos have been virtually staged and are from a similar floor plan. Actual